

# FOR SALE

## PROMINENT INDUSTRIAL DEVELOPMENT OPPORTUNITY



# HELEN STREET

GLASGOW, G51 3AR

2.70 ACRE SITE

**GRAHAM + SIBBALD**

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Graham + Sibbald are delighted to present to market an opportunity to acquire a 2.7 acre cleared development site just off Junction 24 of the M8 in Glasgow.

## LOCATION

Glasgow is Scotland's largest city with a population in excess of 600,000 people and is located on the upper reaches of the River Clyde in west central Scotland.

The property forms part of a wider site, with Buchanan Bespoke at the entrance of the site, which is situated on the east side of Helen Street, immediately north of the M8 Junction 24, which provides ease of access to the motorway network with good connections to central and western Scotland. Access to the City Centre is also available to the north east via Pacific Drive/Govan Road and the Glasgow Arc Bridge.

Properties to the north of the subjects comprise a concentration of retail uses such as Asda, McDonalds and the Strathclyde Police Headquarters. Pacific Quay, home to BBC Scotland and Scottish Television, along with other similar modern offices is close-by to the north east.

Govan Subway Station is located within walking distance to the north at the top of Helen Street and Cardonald Railway Station is approximately one mile away to the west.

## DESCRIPTION

The site currently houses a large sunken gasholder which will be dismantled and cleared prior to sale.

A gas governor and telecommunications mast is located in the south eastern corner of the site and will be excluded from the sale. Access rights will be retained.

The cleared site will extend to 2.70 ac. primarily surfaced in type 1 and type 2 aggregate, secured by a palisade fence and secure access gates.

A gas distribution station and telecoms mast are also on site to the south east of the site.

## SITE AREA

We estimate that the site area extends to approximately **2.7 acres (1.09 HA)**.



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## PLANNING

Helen Street is zoned with no particular development allocation in the Glasgow City Development Plan. Generally uses will be supported if they are in the character of the previous use of the site and current uses of the surrounding area, and introduce no significant harm to the existing amenity of the area.

As a brownfield site, preference will be given to the regeneration of this site for productive use. Due to the location and surrounding uses it is presumed that uses in Classes 4 (Business), 5 (General Industrial), and 6 (Storage and Distributions) will potentially be acceptable.

It will be incumbent upon any purchaser to satisfy themselves with regards to planning for a proposed use



## EXCLUSIONS

The areas shaded yellow are the gas governor and telephone mast, which are excluded from the sale. Any and all gas pipes in the site will be subject to standard servitude rights.



## FURTHER INFORMATION

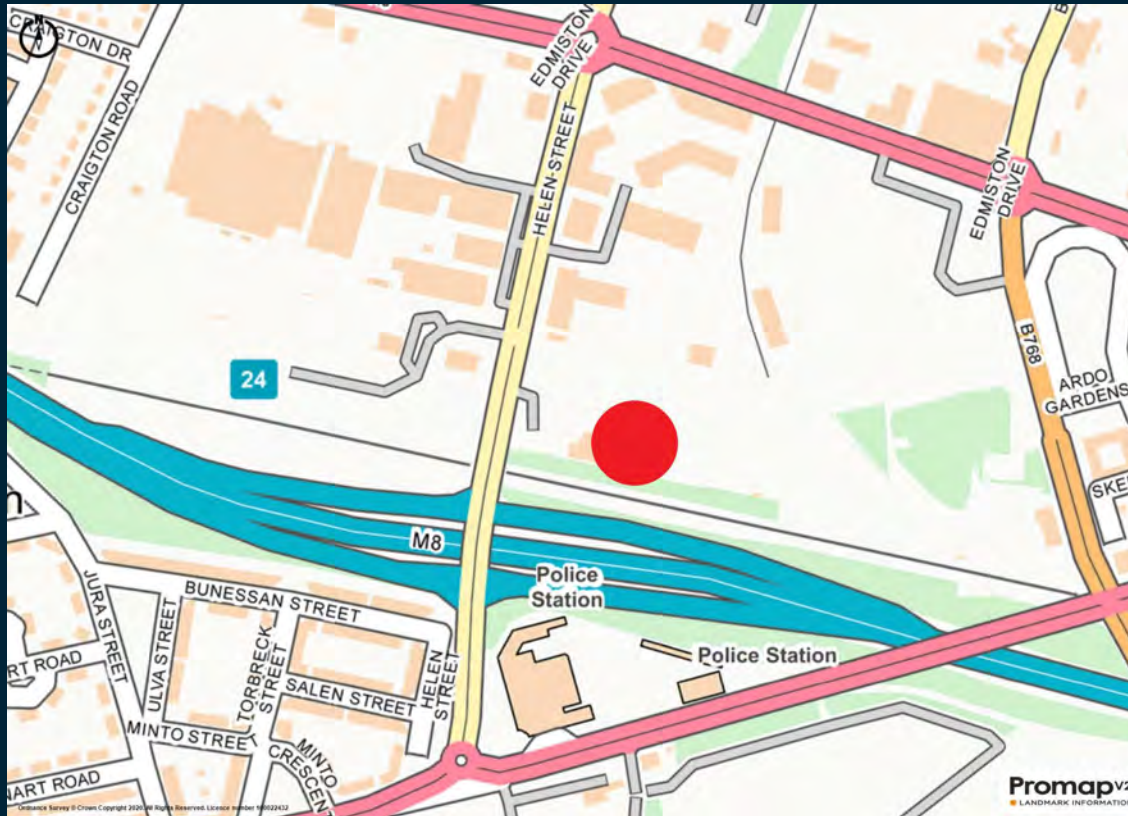
Further information is available within the Helen Street site, which can be accessed [\(Here\)](#)

## OFFERS

Offers in excess of **£500,000** are invited for our clients heritable interest in Helen Street.

Should a closing date for offers be set, any interested parties are advised to notify the joint selling agents of their interest in order to be kept advised of a closing date.

Offers will be required to be in Scots legal form and should provide information relative to their offer supporting their proposal both in terms of technical consideration and deliverability as well as being able to demonstrate ability to fund the proposed development. Information which requires to be submitted with the legal offer will be set out in the closing date notification letter.



To arrange a viewing contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: November 2020.